

MINUTES OF A REGULAR MEETING OF THE RESOURCE CONSERVATION COMMISSION

April 19, 2004

Ken Lee Building Conference Room
430 "F" Street

MEETING CALLED TO ORDER by Vice-Chair Doug Reid at 5:08 p.m.

ROLL CALL/MOTION TO EXCUSE

MSC (Jasek/Bensoussan) to excuse Chair Terry Thomas and Commissioner John Chávez. **Vote:** (4-0-0-1) with Means absent.

Commissioner Tracy Means was not excused.

MEMBERS PRESENT: Vice-Chair Doug Reid, Commissioners Pamela Bensoussan, Stanley Jasek and Juan Diaz

STAFF PRESENT: Paul Hellman, Environmental Projects Manager
Maria Muett, Associate Planner
Linda Bond, Recording Secretary

APPROVAL OF MINUTES: None.

ORAL COMMUNICATIONS: None.

NEW BUSINESS

1. IS-03-034 – Pharus Plaza, 1030-1034 Broadway

Ms. Maria Muett (*Associate Planner*) described the project location and site and summarized the proposed project. She stated that oral comments were received in response to the Notice of Initial Study from two members of the public regarding aesthetics/privacy to adjacent single-family residential properties, building bulk, parking on side streets, traffic and density. She also stated that no oral or written comments were received on the adequacy of the draft Mitigated Negative Declaration. Ms. Muett summarized the primary environmental issues addressed through the Initial Study and in the Mitigated Negative Declaration, including the proposed mitigation measures to reduce potentially significant air quality and hazards and hazardous materials impacts to below a level of significance.

Commission Comments

Commissioner Jasek asked how the oral comments were received. Ms. Muett responded that they were received by telephone.

Vice-Chair Reid asked if residential development is permissible through a use permit in the CT Zone. Ms. Muett stated it is not permissible, which is the reason why the proposal includes the rezoning of the property from CTP to CCP.

Vice-Chair Reid asked if the rezoning would trigger a greater requirement for school fees. Mr. Paul Hellman (*Environmental Projects Manager*) indicated that the Chula Vista Elementary School District's comment letter encouraged the developer to participate in alternative financing mechanisms in lieu of developers fees, but did not state that this would be required.

Commissioner Jasek inquired about who is responsible for assessing impacts from the proposed increase in density on existing sewer facilities. Mr. Hellman indicated that the Engineering Division reviews the adequacy of sewer and other City facilities and that in this case the Sweetwater Authority assessed the adequacy of water facilities.

MSC (Diaz/Jasek) that the RCC determine that the Initial Study is adequate and recommend that the Mitigated Negative Declaration be adopted. **Vote:** (4-0-0-3) with Thomas, Chávez and Means absent.

ENVIRONMENTAL REVIEW COORDINATOR COMMENTS: None.

CHAIR COMMENTS: None.

COMMISSIONER COMMENTS: None.

ADJOURNMENT: Vice-Chair Reid adjourned the meeting at 5:28 p.m. to a regular meeting on Monday, May 3, 2004, at 6:00 p.m. in the Ken Lee Building Conference Room, 430 "F" Street, Chula Vista, CA 91910.

Prepared by:

Linda Bond, Recording Secretary